

NO: R180

COUNCIL DATE: July 25, 2016

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **July 18, 2016**

FROM: **General Manager, Engineering** FILE: **0870-20/504A**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 18714 - 72 Avenue for a Community Centre**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of 18714 – 72 Avenue (PID No.008-406-405), for the purpose of a community centre and park. The location of 18714 – 72 Avenue is immediately adjacent to City and park properties as illustrated on Appendix “I” attached to this report.

DISCUSSION

Property Location: 18714 - 72 Avenue

The property at 18714 - 72 Avenue (the “Property”) was identified in the West Clayton Neighbourhood Concept Plan (NCP) and located directly east of Clayton Park. The Property is vacant with an area of 13,100 m² (3.24 acres).

Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use for this property is as a holding property for future development.

Purpose of the Acquisition

The acquisition of this Property will facilitate two very important City priorities: the completion of the land assembly to accommodate the new Clayton Community Centre including a recreational facility, an arts centre, and a library; and the expansion of Clayton Park as indicated in the West Clayton NCP.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of the Property. The agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before July 27, 2016. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

Funding

The Finance Department has confirmed that this acquisition can be accommodated within the Park Acquisition Program and the preliminary Clayton Community Centre budget.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Property supports the objectives of the City's Sustainability Charter. In particular, this acquisition relates to the Sustainability Charter themes of Built Environment and Neighbourhoods and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes:

- Buildings and Sites DO 15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Neighbourhoods and Urban Design SD 6: Provide a range of community amenities including culture, recreation, health and educational facilities in each Town Centre; and
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing a community centre and park/open space for the West Clayton area.

Fraser Smith, P.Eng., MBA
General Manager,
Engineering

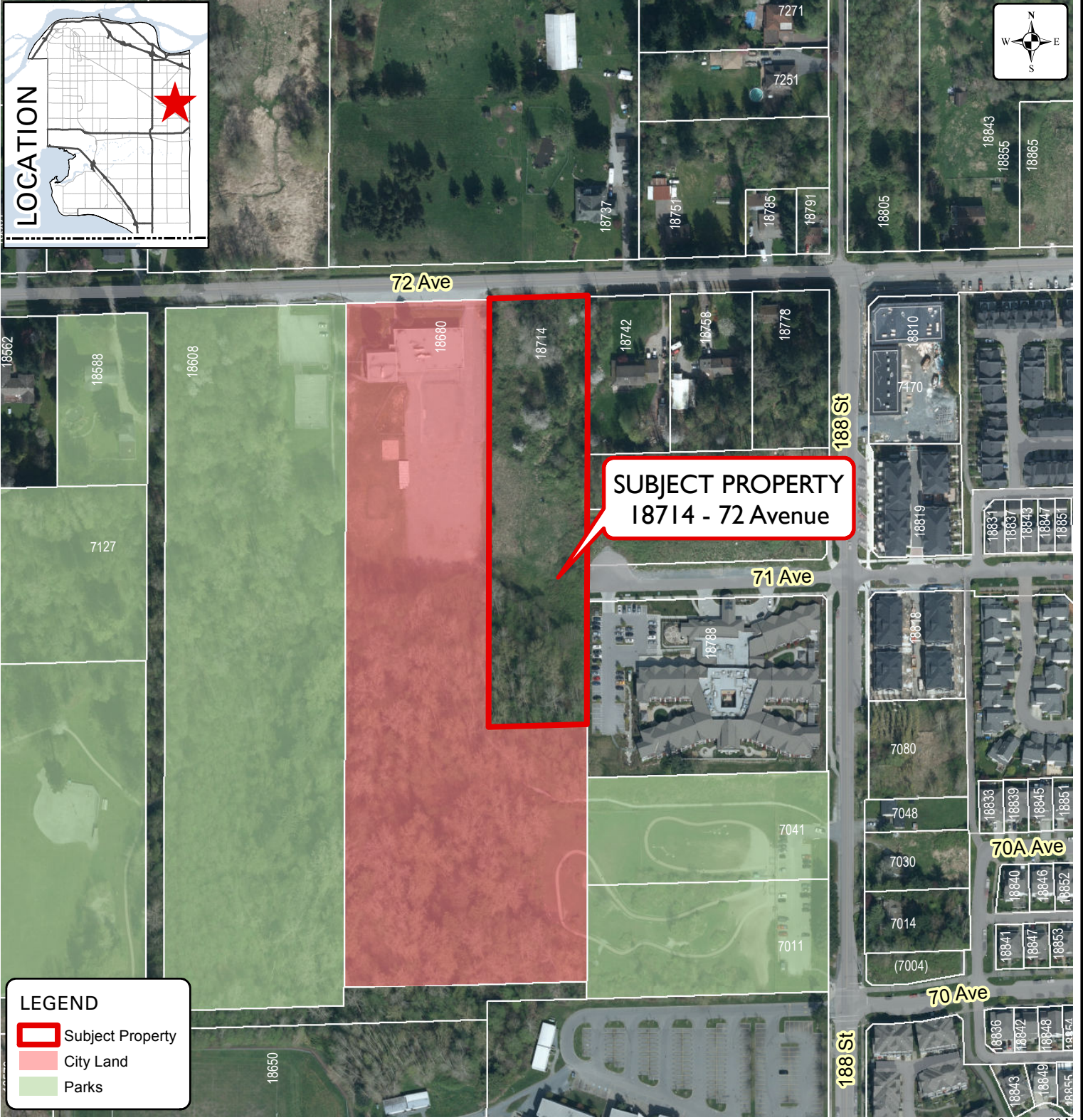
Laurie Cavan
General Manager,
Parks, Recreation & Culture

SF/EE/amg/clr/ras

Appendix "I" - Aerial Photograph of the Property at 18714 - 72 Avenue

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



SUBJECT PROPERTY
18714 - 72 Avenue

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.